



# Dumbarton Waterfront Path

Planning Guidance

June 2019

# Dumbarton Waterfront Path Planning Guidance

## 1.0 Introduction

The purpose of this guidance is to enable the delivery of a waterfront path along Dumbarton Waterfront from Dumbarton Town Centre to Dumbarton Castle. The guidance supersedes the 2017 guidance and provides an updated timeline and estimated costs. The updated guidance is required to address delays in the development of the waterfront sites.

The delivery of the waterfront path is a requirement associated with the development of various sites along Dumbarton waterfront. To support this, West Dunbartonshire Council has allocated resources to support the delivery of the path. This guidance sets out the arrangements and mechanisms through which the Council will work with site owners to achieve this.

Planning Consent for the construction of the waterfront path (ref.no. DC16/278) was granted in November 2017.

## 2.0 Background

The Council has a longstanding ambition for the creation of a waterfront path from Dumbarton town centre to Dumbarton Rock and Castle. This has been expressed most recently in the following documents:

### **West Dunbartonshire Local Development Plan (Proposed Plan 2016)**

Within the Local Development Plan, a key component of the Dumbarton Town Centre and Waterfront Changing Place strategy is the provision of a continual waterfront path and improvement of the harbour walls in all waterfront development sites. The Plan identifies Castle Street (south), Castle Road and Dumbarton Football Club as sites on which there is a requirement for a waterfront path to be provided as part of the development of the respective sites.

### **West Dunbartonshire Local Development Plan 2 (Proposed Plan 2018)**

Within the Dumbarton Town Centre and Waterfront section of Local Development Plan 2, there is a specific Policy on the Dumbarton Waterfront Path. The Policy requires developers to provide developer contributions to enable delivery of the Path in accordance with this Planning Guidance. This is the Council's most up-to-date Planning Policy document. The Plan, at the time of writing this revised Planning Guidance, was undergoing its Examination phase with adoption of the Plan being targeted in January 2020. On Adoption, this Plan will replace the Adopted Local Plan 2010 and the Local Development Plan: Proposed Plan (2016)

### **Dumbarton Rock & Castle Charrette Report (2015)**

The Dumbarton Rock and Castle Charrette Report was approved by the Council's Infrastructure Regeneration Economic Development (IRED) Committee in September 2015. The creation of a new waterfront path is identified as a priority project in the report. The partners identified are the Council, landowners, Historic Environment Scotland, Sustrans, Scottish Natural Heritage and the Dumbarton Castle Society.

### **Dumbarton Town Centre & Waterfront – Revised Urban Strategy (2014)**

The Dumbarton Town Centre and Waterfront – Revised Urban Strategy was approved by the Council's IRED Committee in November 2014. A waterfront park/walkway is identified as one of the Strategy's 'Large Projects' providing the following benefits: access to the river; recreational facilities, reuse of vacant and derelict land, public safety, opportunities for community involvement, major positive image change. Delivery is assigned to the Council, other public sector and the private sector.

## 3.0 Engineering Consultants Study

The Council commissioned engineering consultants and landscape consultants to design and cost the Dumbarton Waterfront Path. The route of the path is contained in Appendix A. The design sets out the Council's requirements for the route of the path and the materials to be used in the path's construction and the surrounding public realm. The path runs from Dumbarton Castle and follows the River Leven north and north-west to the town centre, passing through land currently understood to be in the ownership of Dumbarton Football Club and Turnberry Homes. It then turns west through land currently understood to be owned by Lidl and Culross to connect with Riverside Lane. The path includes a potential for a link into the Morrison's superstore car park.

The specification of the path involves a wide walk and cycle way and high quality materials. The path would also include guard rails and wave walls where required and lighting columns. The estimated cost of the path (January 2019) is approximately £1.485m. It should be noted that these costs exclude any repairs to quay wall or other historic structures located on the foreshore, remedial works to the river's edge, any structural works required to achieve the required levels and create a level platform, removal of invasive species or other objects creating obstruction on the route of the path and provision of suitable street furniture.

The study recommends that the path costs are split between the developer and the Council with 70% cost for the developer and a 30% contribution from the Council. This ratio is being recommended as an appropriate share of the costs between developers and the Council in relation to what will be required from the developer and what the community aspire to as part of the Charrette process for a higher specification pathway. The cost of the path and the estimated developer costs per site are based on the cost per linear metre as per the specification detailed in Appendix B.

*Table 1: Total path cost per site and approximate Developer and WDC contributions\**

Landowner	Total Path Cost	Estimated Developer Cost	Estimated WDC contribution
Dumbarton DFC	£316,727	£221,709	£95,018
Turnberry Homes Ltd	£626,088	£438,261	£187,827
LIDL	£184,144	£128,902	£55,242
	<b>£1,126,959</b>	<b>£788,862</b>	<b>£338,087</b>
Culross Homes Ltd*	£358,592	£251,015	£107,577
<b>Total:</b>	<b>£1,485,551</b>	<b>£1,039,877</b>	<b>£445,664</b>

*\* Estimated costs will be updated in line with any rises in inflation*

*\*\*Construction costs as supplied by Culross in August 2018*

The Council has also commissioned the engineering consultants to provide an indicative information on enabling works which are required to be carried out prior to the delivery of the path. Details of the enabling works are contained within Appendix C of this document. These works, which will be fully funded by the developer, and involve creating an enabled platform for the construction of the path, inclusive of any structural supports and remediation works which may be required to achieve a 60 years adoptable standard.

## 4.0 Delivery & Developer Contributions

The Council is keen to have the waterfront path delivered as soon as possible to the specification set out in the waterfront path construction drawings by the consultants. Details of the specification of the path are contained within Appendix B of this document. Detailed construction drawings have been developed by the engineering consultant and should be adhered to during construction of the path. This can be obtained from the Council on request. The path could be delivered by the landowners or by the Council in phases during 2019 and 2020. This will be a requirement of any planning permission granted for sites along the route of the Waterfront Path.

Development on some of the sites have progressed over the past year and the owners of these sites have indicated a preference to deliver the path as part of their development proposals due to the sequence of their works and contractual arrangements for the development of their site. The Council will monitor the works to ensure that the specification, finish, levels and the transition points to adjacent sites are the same as sections of the path delivered by the Council. The Council will make a contribution to the section of path based on the estimated costs set out in Table 1. This contribution will be made at certain stages within the process subject to the Council being satisfied with the works. The phasing of payments will be included within the legal agreement entered into between the Council and landowner/developer, up to the maximum agreed percentage amount.

If the Council delivers the path on behalf of the developer, the Council will enter into a legal agreement with site owners to obtain access to the required land. The Council will pay for the delivery of the path with a legal agreement setting out the contribution towards the cost required from the developer. These costs will be in line with the estimated costs in Table 1. The developer/ landowner will make their contribution in full following any subsequent planning application being granted for the site. A standard security clawback registered against the title will be put in place to cover off any potential uplift and to burden any future owners.

The Council will seek to ensure that necessary bonds are in place as part of any legal agreement to facilitate the completion of any section of path along the waterfront should its delivery be unduly delayed or threatened by unforeseen circumstances.

The Council will also meet the costs of any necessary river edge enhancements between the existing slipway within the Turnberry site and the Rock, which would improve the overall experience of the pathway.

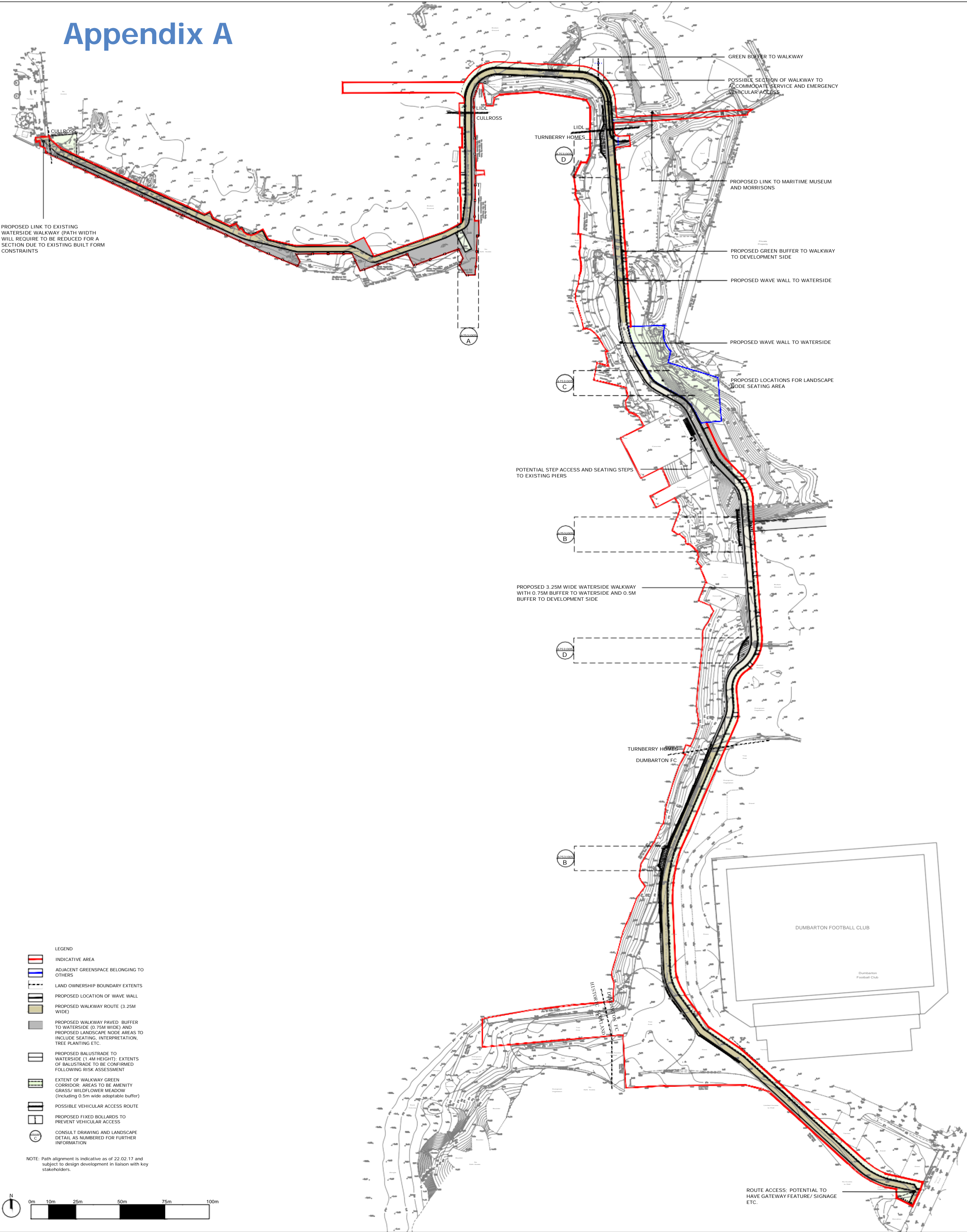
## 5.0 Adoption & Maintenance

The Council will adopt the pathway, subject to agreed standards being met. The path will be developed to adoptable standard and thereafter maintained by the Council along with immediately adjoining public realm areas, determined by the Council in consultation with the respective landowners/developers.



# Appendix A

PROPOSED LINK TO EXISTING WATERSIDE WALKWAY (PATH WIDTH WILL REQUIRE TO BE REDUCED FOR A SECTION DUE TO EXISTING BUILT FORM CONSTRAINTS)



## Notes:

1. Do not scale from this drawing.
2. All dimensions must be checked on site and any discrepancies verified with landscape architect.
3. All dimensions are drawn in m.
4. Landscape drawing only.
5. All materials/items used to be as specified or alternatives to be approved by landscape architect.

C	21.02.17	External Validation/Secretary Amendment	1	01.01.18
B	01.01.18	Internal Validation/Secretary Amendment	1	01.01.18
A	01.01.18	Final Review	1	01.01.18
Rev	Date	Issue/Notes	1	01.01.18



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Project  
Dumbarton Riverside Walkway

Client  
West Dunbartonshire Council

Title  
Dumbarton Waterfront Planning Guidance  
Indicative Area (22.02.2017)

Scale  
1:1000 @ A1 PLANNING

Job No.  
6753

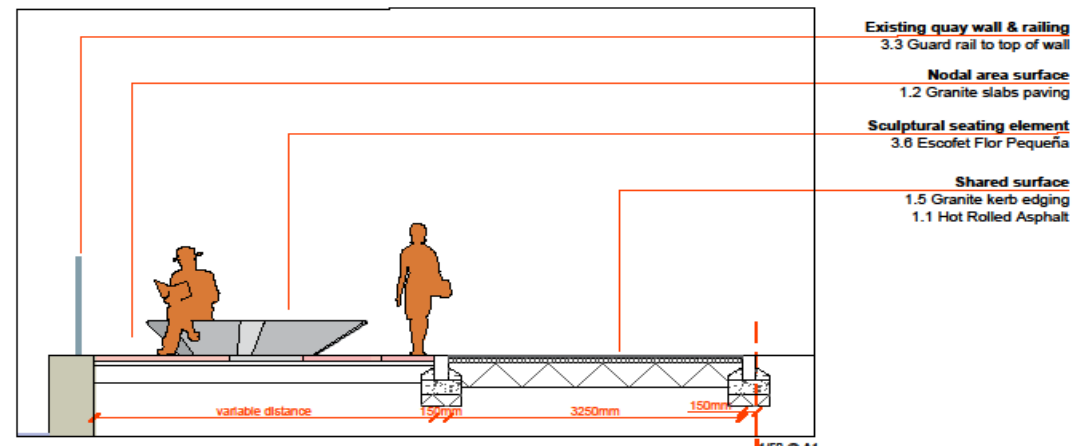
Drawing No.  
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Issue  
C

We not scale from this drawing.  
© Drawing & Design Copyright of LUC.

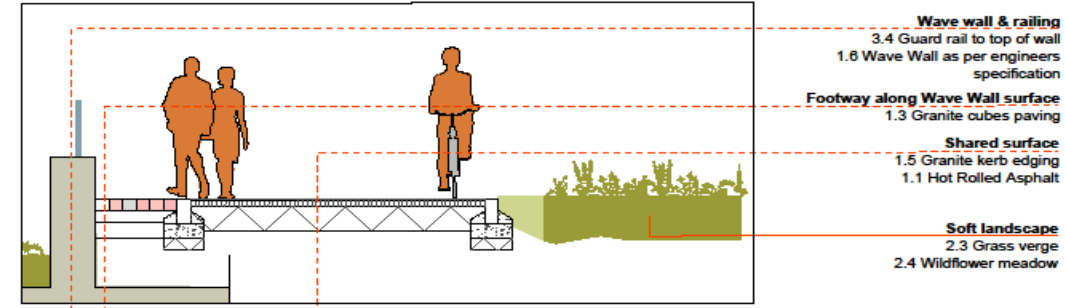
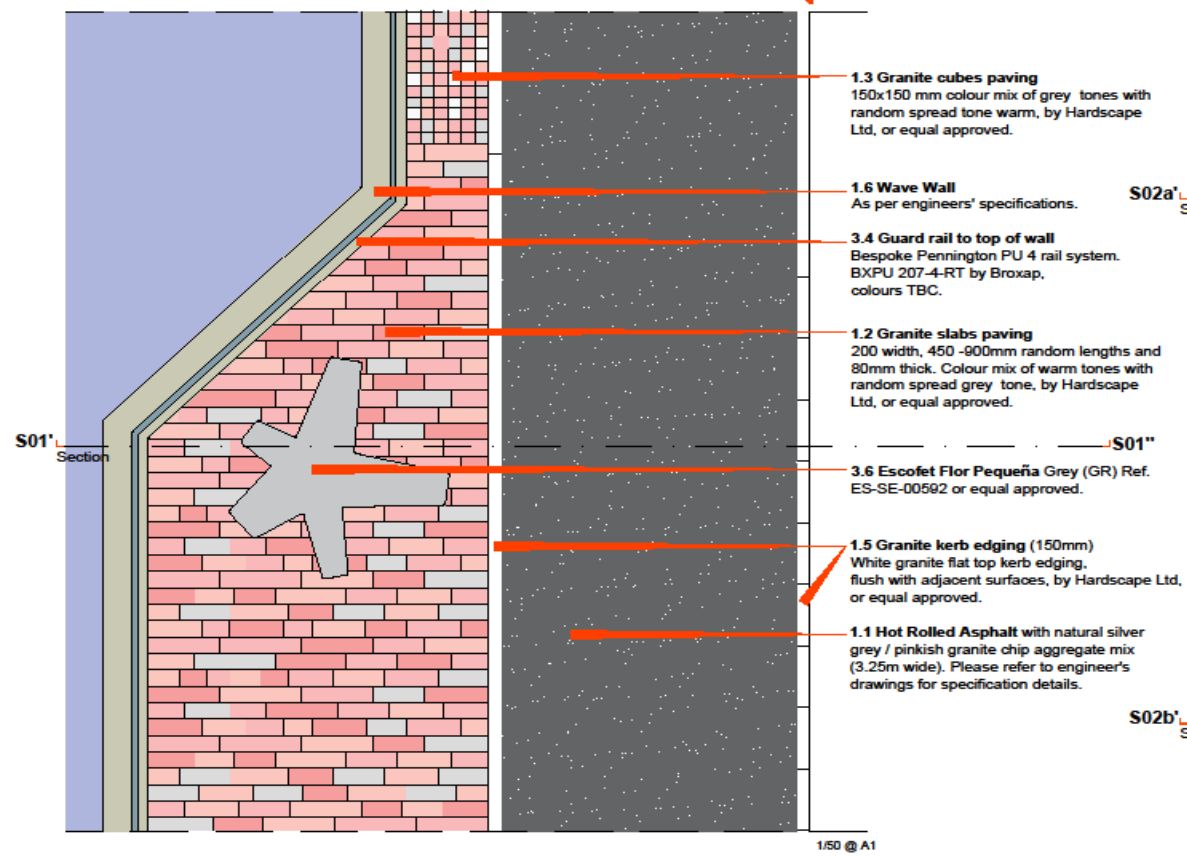


## Appendix B

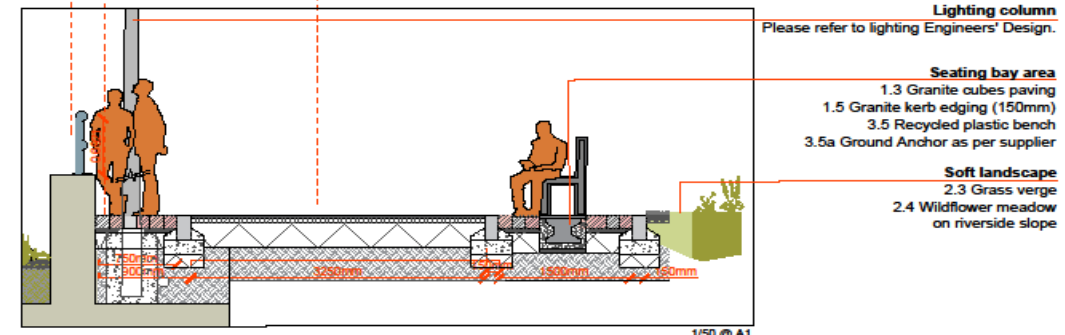


**S01 Section of existing quay wall at Culross section**  
Riverside walkway nodal area - surface treatment and furniture

**P01 Plan of typical section to riverside walkway - Culcross**  
Existing quay wall and nodal area - surface treatment and furniture

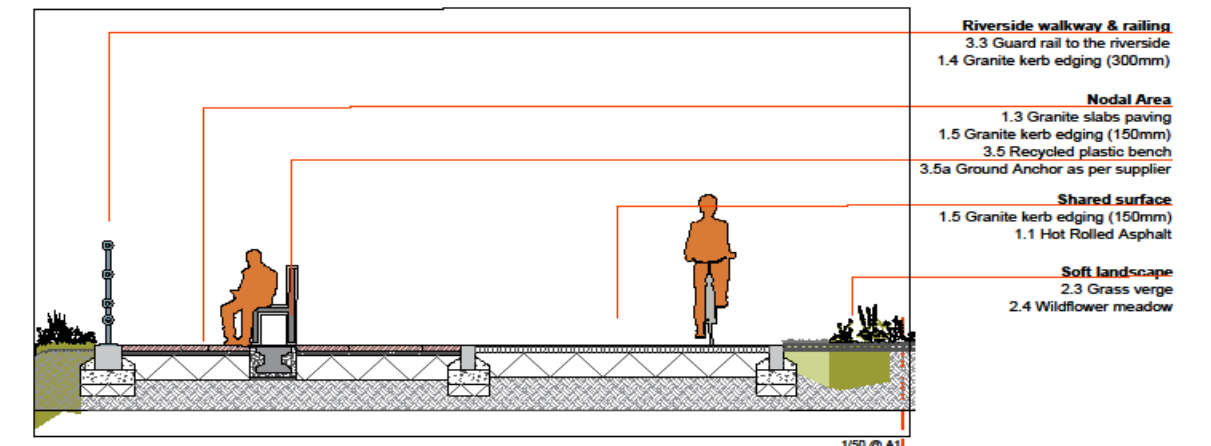
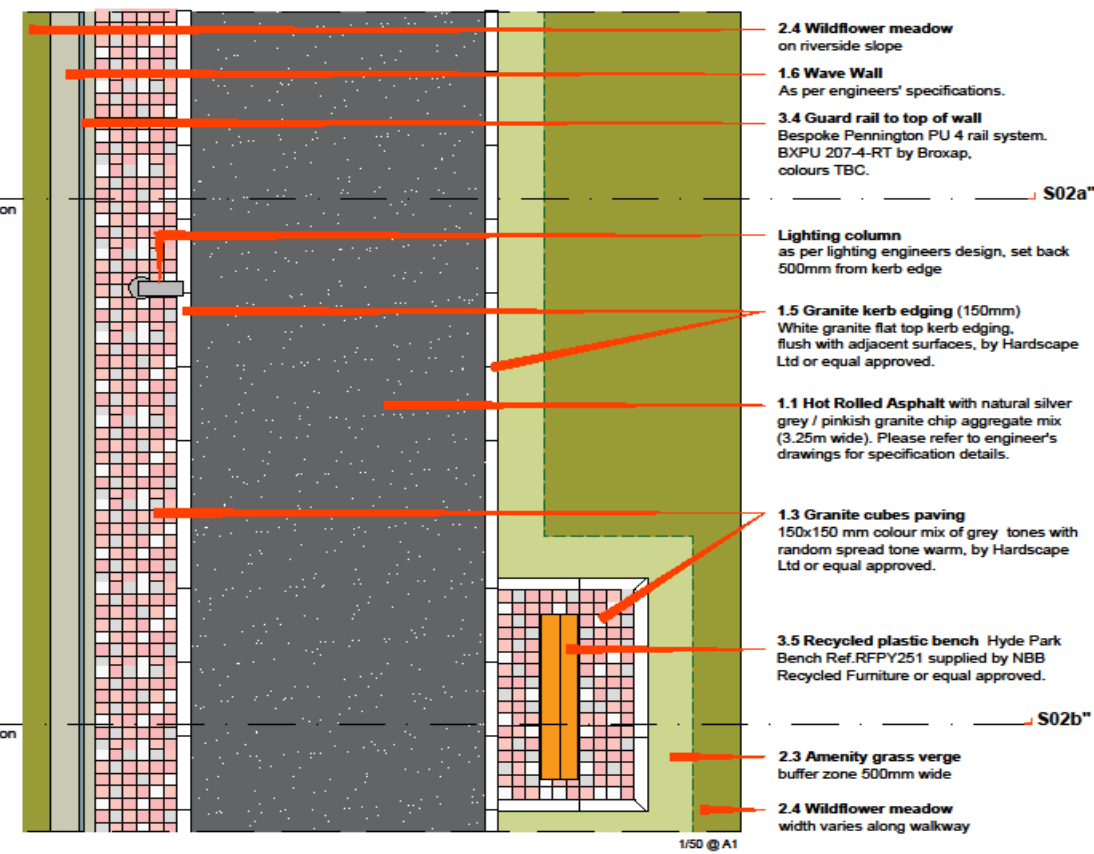


S02a Section of typical section to riverside walkway  
Wave wall, footway, shared surface



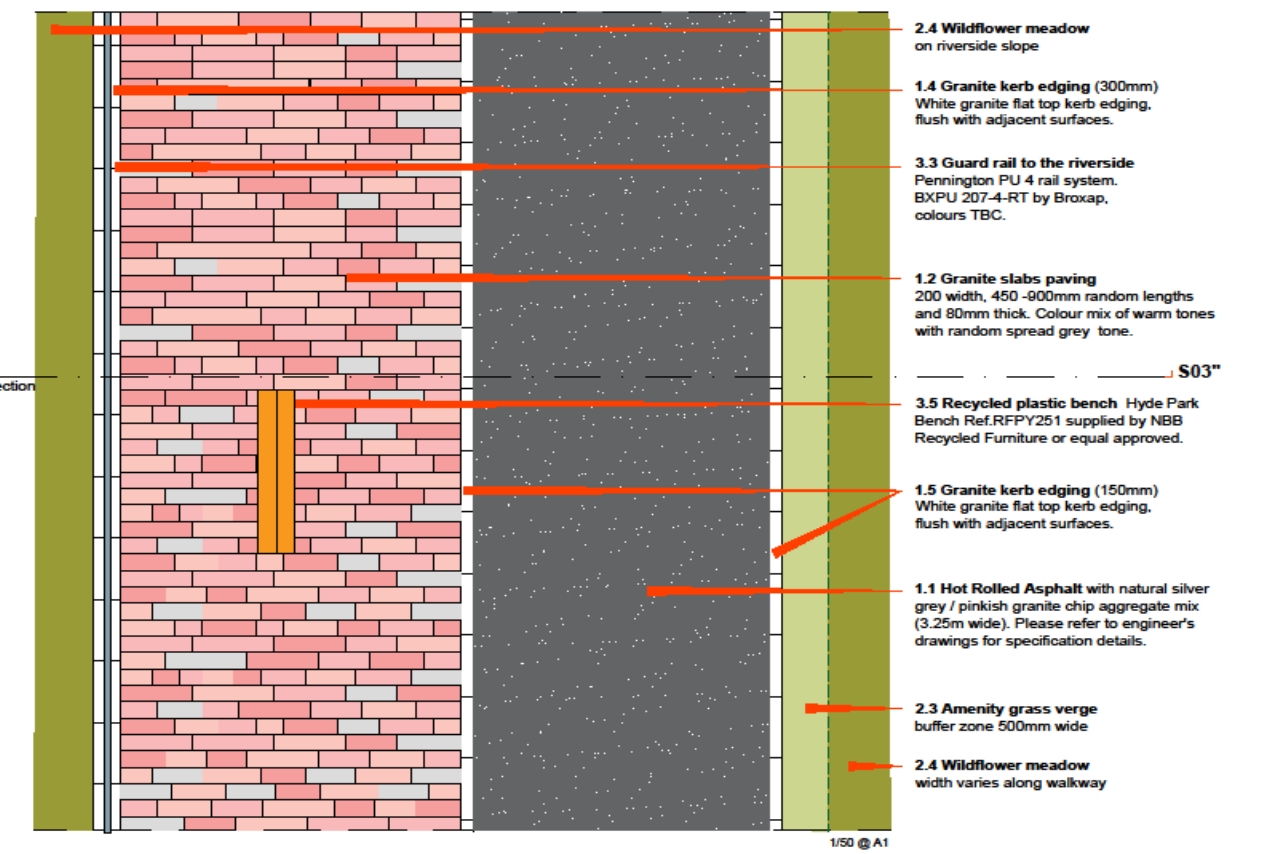
**S02b Section of typical surface treatment to riverside walkway**  
Wave wall, footway, lighting column, shared surface  
and bench bay area with grass/wildflower meadow strip

**P02 Plan of typical section to riverside walkway**  
Wave wall, footway, lighting column, shared surface and bench bay area with grass/wildflower meadow strip



S03 Section of typical surface treatment to riverside walkway  
Nodal area without wave wall, shared surface  
and grass/wildflower meadow strip

**P03 Plan of typical surface treatment to riverside walkway**  
Nodal area without wave wall, shared surface and grass/wildflower meadow strip



**Notes**  
Do not scale from this drawing.  
All dimensions are drawn in millimetres.  
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[illegible]

## Notes

All number references refer to material and street furniture specification schedule

The surface is to be laid with central camber or crossfall as per engineers' specification.

All construction make up as per engineers' details and specifications.

**LUC** LUC Glasgow  
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**Project**  
**Dumbarton Waterfront Walk and Cycle Path**

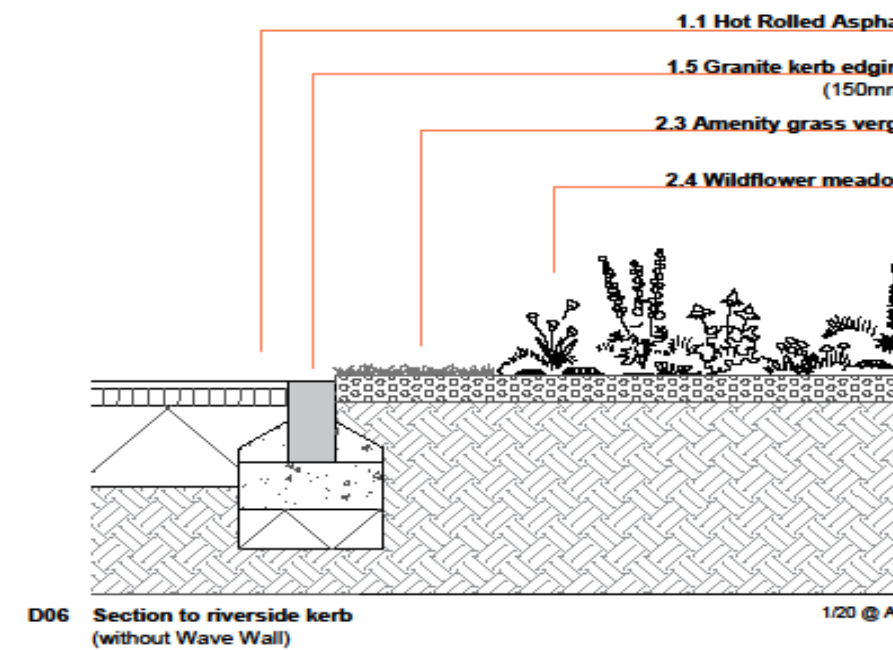
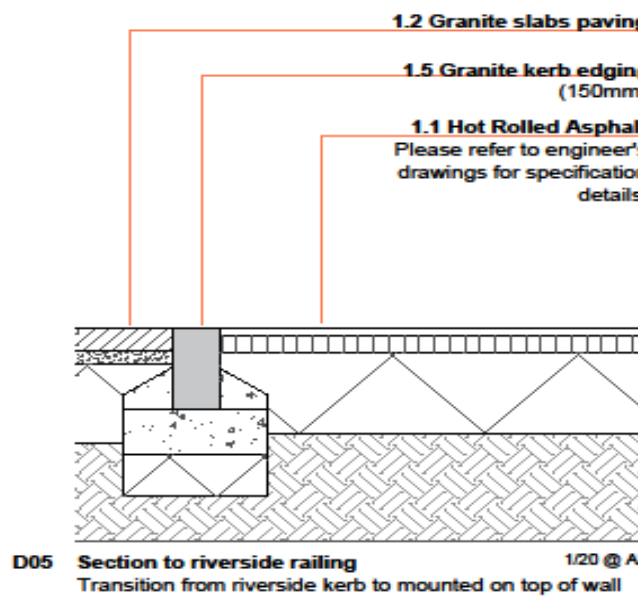
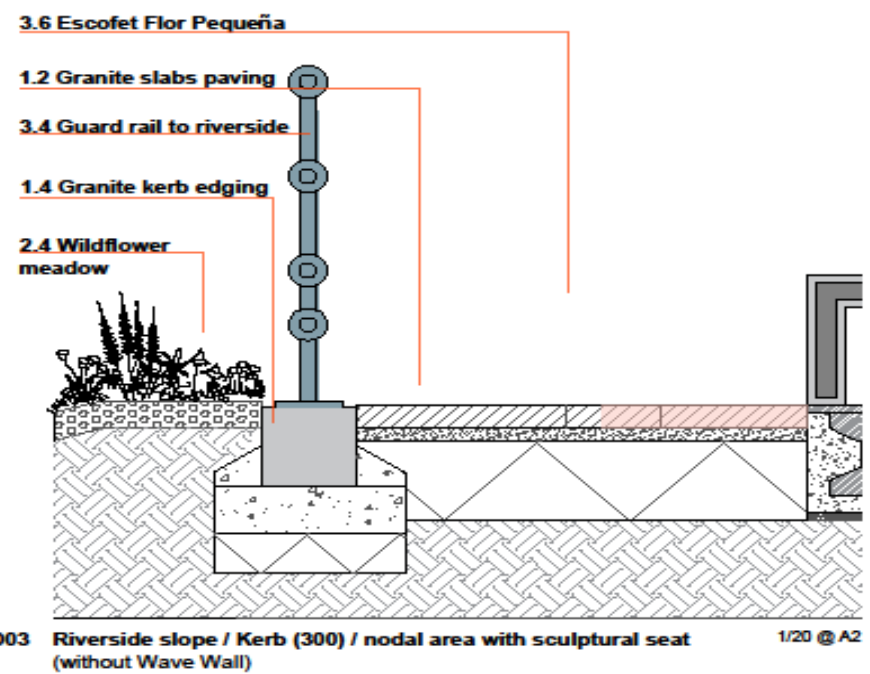
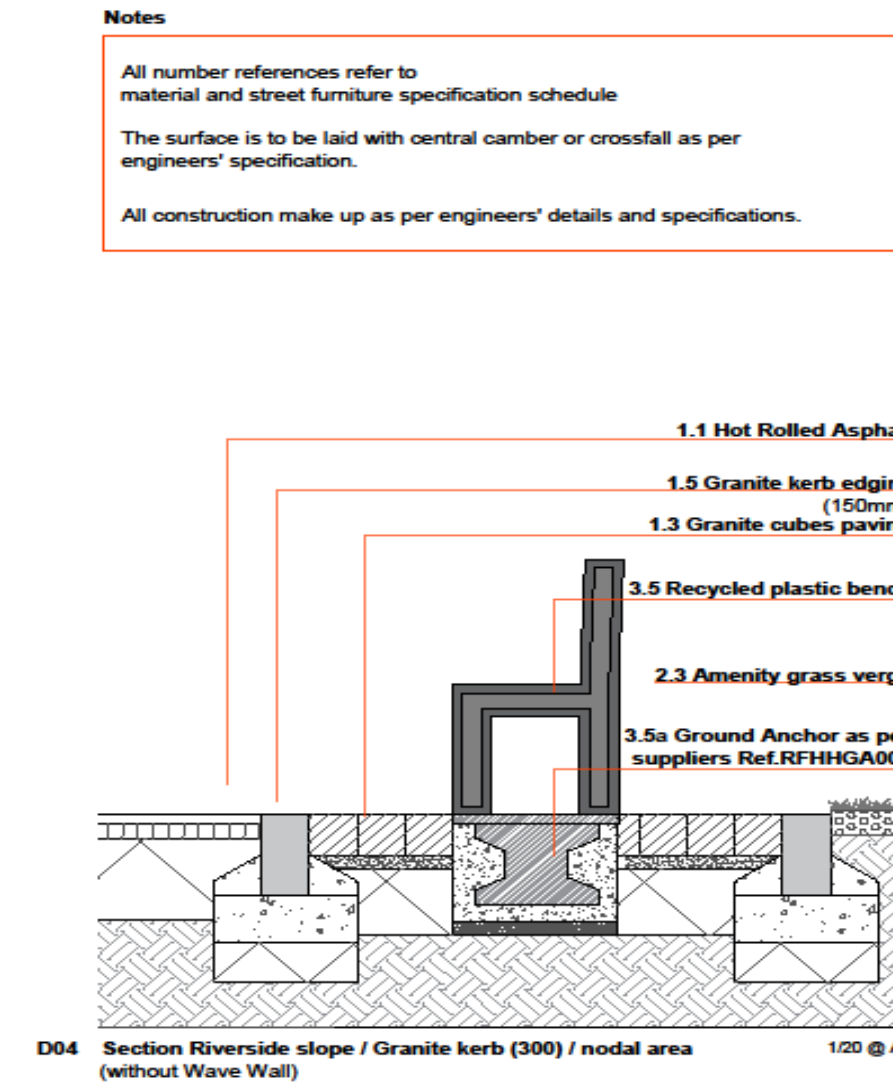
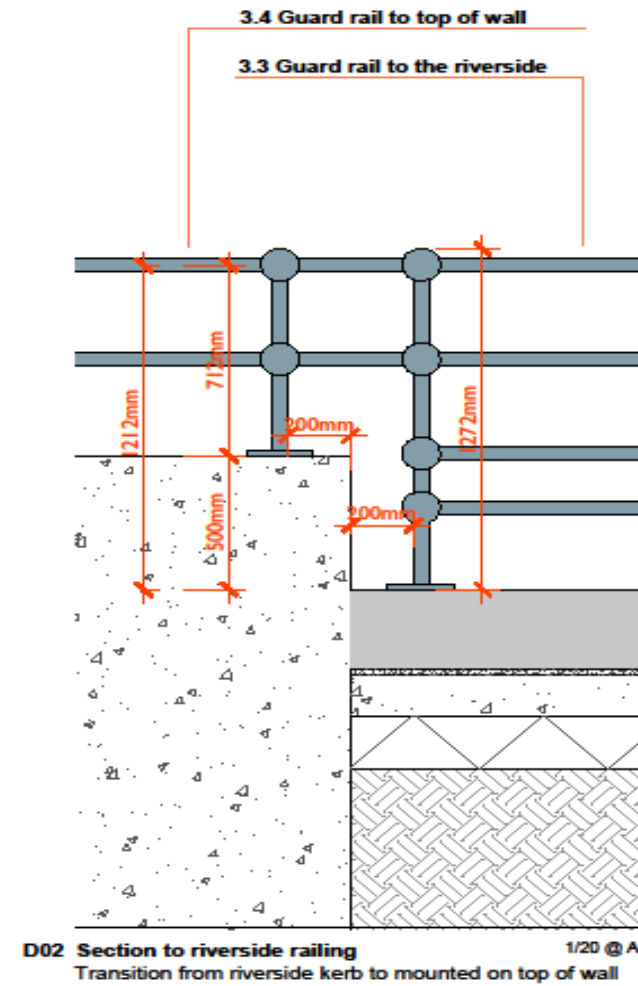
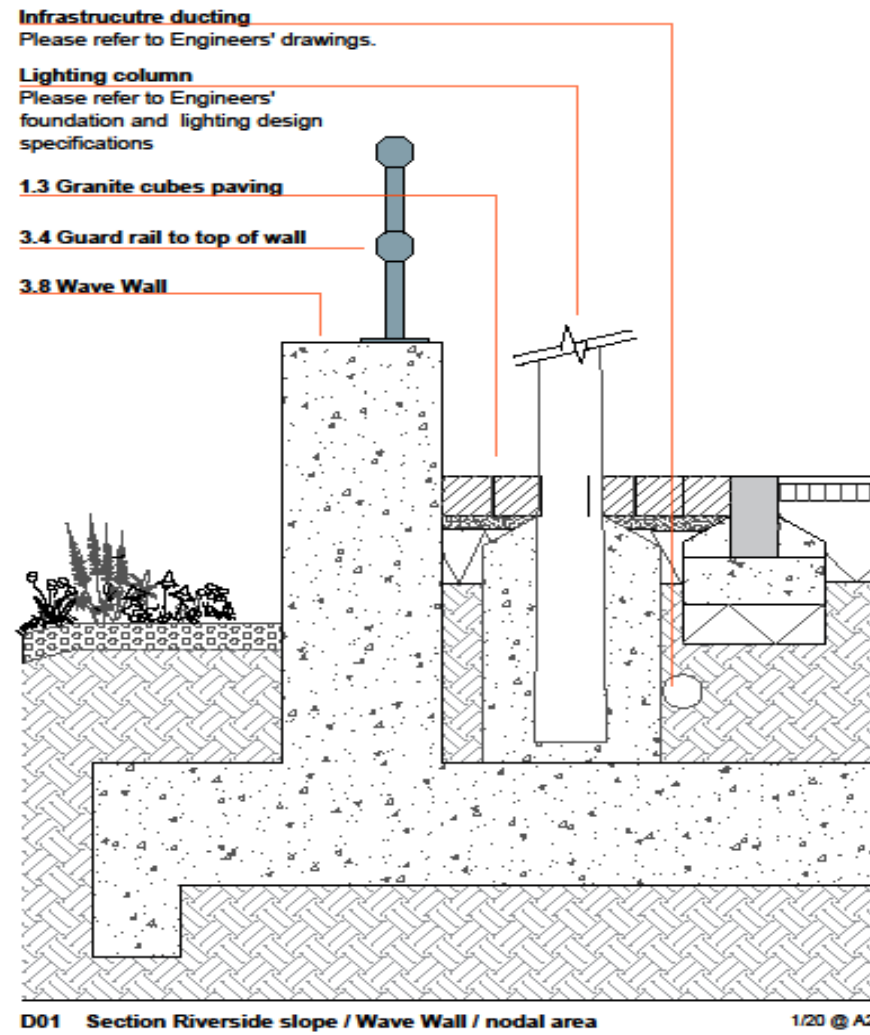
Client	
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Client  
West Dunbartonshire Council

Scale @A1 1/50	Status Construction
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Drawing Title	
Landscape Design	
Typical Plans and Sections	

Job Nr 6753	Drawing Nr LD 600	Issue C
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**Notes**  
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All dimensions are drawn in millimetres.  
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- Key**
- 1.1 Hot Rolled Asphalt** with natural silver grey / pinkish granite chip aggregate mix (3.25m wide). Please refer to engineer's drawings for specification details.
- 1.2 Granite slabs paving** 200 width, 450 -600mm random lengths and 80mm thick. Colour Mix of warm tones with random spread grey tone, by Hardscape Ltd or equal approved.
- 1.3 Granite cubes paving** 150x150 mm Colour mix of grey tones with random spread tone warm, by Hardscape Ltd or equal approved.
- 1.4 Granite kerb edging (300mm)** White granite flat top kerb edging, flush with adjacent surfaces, by Hardscape Ltd or equal approved.
- 1.5 Granite kerb edging (150mm)** White granite flat top kerb edging, flush with adjacent surfaces, by Hardscape Ltd or equal approved.
- 1.6 Wave Wall** As per engineers' specifications.
- 2.3 Amenity grass verge** buffer zone 500mm wide
- 2.4 Wildflower meadow** To riverside slope and inland buffer strip
- 3.3 Guard rail to the riverside** Pennington PU 4 rail system. BXP 207-4-BP (including BXP 207-4-BP and BX70 RAIL 48.3, and BX70CONN - 48.3 MID STEEL RAILS GALVANISED) by Broxap, colours TBC.
- 3.4 Guard rail to top of wall** Bespoke Pennington PU 4 rail system. BXP 207-4-BP by Broxap, similar to above description - colours TBC.
- 3.5 Recycled plastic bench** Hyde Park Bench Ref.RFPY251 supplied by NBB Recycled Furniture or equal approved 3.5a Ground Anchor as per supplier - Ref.RFHGA002
- 3.6 Escofet Flor Pequeña** Grey (GR) Ref. ES-SE-00592 or equal approved.

0	01.04.19	Bench Specification Change	BP	CMC
1	12.02.19	Railing Specification Change	TP	CMC
A	15.06.19	Final Issue	BP	CMC
Rev	Date	Description	On	Off

<b>LUC</b>		LUC Glasgow 37 Clasp Street, Glasgow, G12 8JJ +44 (0)141 334 8585 glasgow@luc.co.uk www.luc.co.uk
Project		Dumbarton Riverside Walkway Design
Client		West Dunbartonshire Council
Scale @ A2	Status	Construction
Drawing Title		Landscape Design General construction Details
Job No	Drawing No	Issue
6753	LD_601	C



# Appendix C



PROJECT  
DUMBARTON  
RIVER WALKWAY





CLIENT  
WEST  
DUNBARTONSHIRE  
COUNCIL

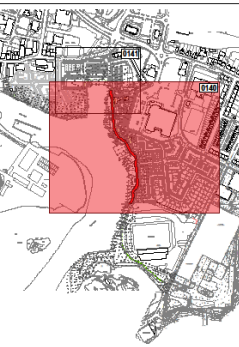
**CONSULTANT**  
AECOM  
120 Bothwell St, Aurora Building, 7th  
Glasgow, G2 7JS  
+44(0) 141 248 0300 tel  
www.aecom.com

**NOTES:**

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND DOCUMENTATION.
2. MIN 450mm CAPPING REQUIRED FOR FROST PROTECTION.
3. CONTRACTOR TO INVESTIGATE POSITIONS OF ALL BURIED STRUCTURES WITHIN PLATFORM ZONE PRIOR TO COMMISSIONING OF WORKS. REFERENCE TO BE MADE TO HISTORIC PLANS.
4. IF PLATFORM MAKEUP DEPTH IS GREATER THAN 150mm WITHIN LOCALISED LOCATIONS, ENGINEER TO BE CONSULTED.
5. ALL INVASIVE SPECIES TO BE REMOVED PRIOR TO CONSTRUCTION.
6. REFER TO DWG sk-0052 SHT 01 FOR PLATFORM MAKEUP DETAILS.

**KEY:**

-  CBR LOCATION
-  EXTENT OF PLATFORM (5.75m WIDE)
-  LANDSCAPING
-  FINISHED PLATFORM LEVEL
-  EXISTING LEVEL



### PURPOSE OF ISSUE

FOR INFORMATION

ISSUE/REVISION		
A	07.03.2019	EXTENT OF PLATFORM
I/R	DATE	DESCRIPTION

PROJECT NUMBER

SHEET TITLE

TURBERRY HOMES  
ENABLING WORKS

SHEET NUMBER

0140a Scale 1:50





